

6 Castello Road, Brockworth, Gloucester, GL3 4XZ

£500,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Set within a sought-after modern development in Brockworth, this impressive five double bedroom detached townhouse offers approximately 1,747 sq. ft. of beautifully proportioned and wonderfully versatile family accommodation across three spacious floors.

The welcoming entrance hall leads into an elegant bay-fronted living room, while a separate study provides the perfect space for home working. The true heart of the property is the superb open-plan kitchen and dining room, extending to over 27 ft and creating a fantastic setting for both everyday family life and entertaining. The kitchen itself boasts upgraded premium gloss units and high spec Quartz Caesarstone worktops. French doors open directly onto the rear garden, while a separate utility room and ground-floor cloakroom complete the accommodation on this level.

Across the upper floors are five generously sized bedrooms and three bath/shower rooms, offering excellent flexibility for growing families, visiting guests or those looking to create additional office or dressing space. The two impressive bedrooms occupying the top floor give this home a particularly spacious and adaptable feel.

Outside, the enclosed rear garden is mainly laid to lawn with a paved seating area, providing a blank canvas for its new owners to make their own. A garage and driveway positioned to the rear provide convenient off-road parking and additional storage.

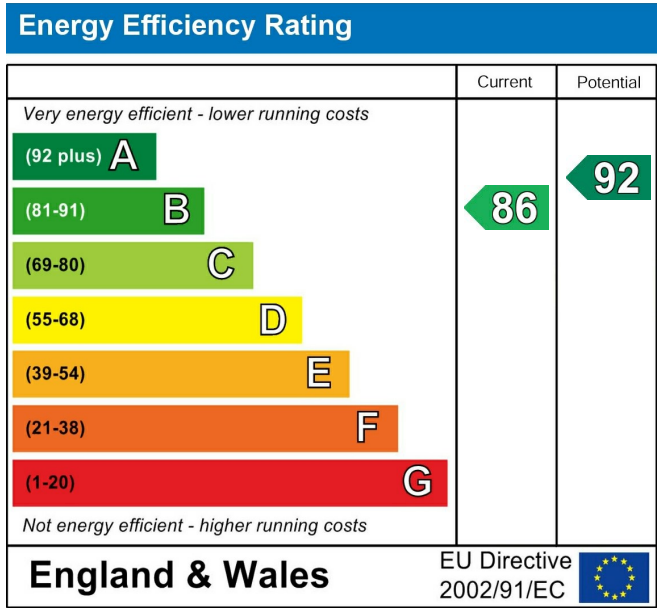
Combining contemporary living, generous proportions and a highly desirable position within one of Brockworth's popular newer developments, this exceptional family home deserves to be viewed to fully appreciate everything it has to offer.

- Substantial Five Double Bedroom Detached Townhouse Of 1,747 sq ft (162 sq m) Over Three Floors
- Master Suite With Walk-In Wardrobe And En-Suite
- Four Bathrooms
- Downstairs Office Perfect For Working From Home
- Garage And Driveway Providing Ample Off-Road Parking
- Close To The M5, Ideal For Commuting
- Extensively Upgraded Throughout (Full List Below)
- EPC Rating: B86
- Council Tax Band: F

Agents Note.
Freehold
EPC Rating: B86
Tewkesbury Borough Council Band: F
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

Flood Risk
Rivers & Seas: Very Low
Surface Water: Very Low

There is currently no annual maintenance charge, but it is antipated it will be £170 per annum when it is implemented

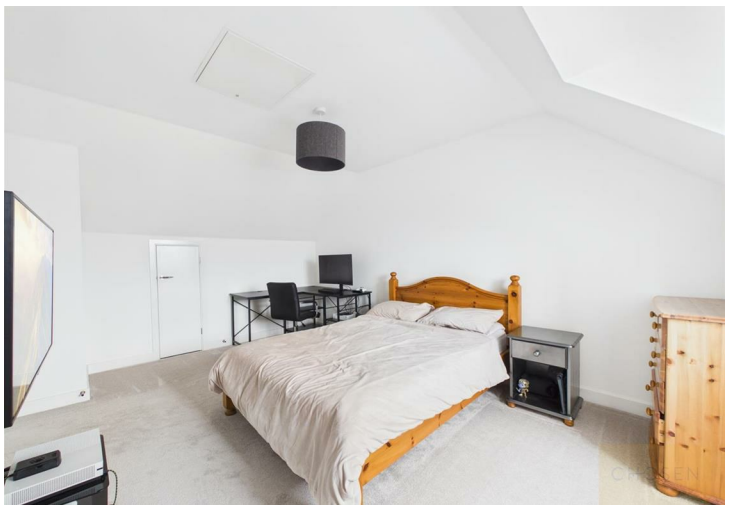


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Floor 0



Floor 1



Floor 2

Approximate total area(1)

1747 ft²

Reduced headroom

2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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